

From your Board of Directors:

VILLAS of NORTHWYCK NEWSLETTER ~ FALL 2015

SUMMER ACCOMPLISHMENTS:

- * Seal coating of driveways
- * Crack fill and asphalt repairs of Alameda Blvd, Hollins Hall and ends of driveways
- * Shrub replacement
- * Phragmite removal
- * Painting of the north fence line
- * Pond fountain replaced
- * Wood board fascia replacements and repairs throughout the community
- * Pool fence repair
- * Entrance to clubhouse paver and concrete replacement to minimize winter heaving
- * Painting of three buildings
- * Gutter project at three buildings
- * Removal of invasive grasses from north fence line and between driveways

THANK YOU, MARTI, for all of your efforts coordinating the many projects for our community that have improved our area this year!

HAPPY HALLOWE'EN! City of Troy Trick or Treating will be held Saturday, October 31, from 6:00 to 8:00 PM. Please turn on your porch light if handing out treats.

DAYLIGHT SAVINGS TIME ends on November 1st. It's time to "Fall back" and set clocks back one hour.

This is a good time to replace the 9 volt back up batteries in your unit's fire alarms if it was not done during the Spring time change.

FALL MAINTENANCE ITEMS

* Furnaces are a co-owner responsibility and should be checked by a reliable company each fall. The service technician will change the filter and perform a maintenance check. For best performance, filters should be changed monthly by the co-owner. If your unit has a humidifier, the technician can also check and change the humidifier filter pad.

* Dryer duct cleaning is also a co-owner responsibility and should be done once per year in addition to cleaning the lint filter on your clothes dryer after every load. Breathe Easy will be cleaning dryer ducts in the community for \$50 on Thursday, Oct 29. You do not need to be home. Please email Pat DeSatnick at patdegardener@gmail.com (NOT Metro!) to participate by Oct 26th, including name, address, and phone number.

LANDSCAPING ITEMS

* New shrubs? Please be sure to water them well into the season as this is the best way to ensure they establish well and can make it through the long winter. A bucket of water on each one every other day should do the job. This was a large expense, so please make sure they are healthy and happy!

ADDITIONAL TIP: Even established shrubs benefit from more water than the irrigation system tends to give them. If you want your shrubs to flourish, water them regularly until the ground freezes. This will help them survive the winter and off to a good start in the spring.

* Special thank you to Pat Desatnick for replacing several dead burning bushes around the control boxes, and Eliseo Carillo, Larry Jackinovich, and Lois Kurtz for watering them!

AND LOOKING AHEAD TO WINTER...

* All flowers, including mums planted in mulch beds, need to be removed by November 1.

* Garden hoses should be drained and along with any plant hooks, deck furniture, umbrellas, etc. should be stored in the garage or basement for the winter.

* Water to the outside faucets should be turned off now. Each unit has its own shutoff valve control in the basement. After turning off the water inside the unit, turn on the water faucet on outside to allow water to drain.

SPEAKING OF WINTER, IT WILL BE HERE SOON!

* Transcending Gardens will be handling snow removal again this year. Snow will be removed at 1.5" and greater.

* As a limited common element, co-owners share responsibility for helping keep walkways to their unit safe. Please keep a container of ice melt on hand to help with any icy spots that can quickly develop when the weather causes freeze/thaw cycles.

* Please alert Metro Property Management to any ice damming issues

* If your unit will be vacant for an extended period of time, please set the thermostat to 55 or 60F so water pipes do not freeze and burst inside your unit. Have a friend or neighbor check inside your unit while you are away. Please see the Homeowner's Guide for full "away" procedures. Please be sure Metro has your contact information as well as a backup to call in the event of an emergency.

PARKING REMINDERS

* As a reminder, overnight parking is not permitted on any of the streets or at the Clubhouse within Northwyck at any time. Guests must use your unit's driveway to park overnight. If you need additional space, please check if a neighbor can "lend" you part of their driveway.

* There is no parking at the Clubhouse or on Wabash for Woodside Bible Church. The street must be kept clear as an emergency evacuation route, and the Clubhouse parking lot is reserved for pool and clubhouse activities only.

* Please avoid parking in front of the mailboxes to keep them accessible to the mail carriers and residents. If you have guests who park there, please ask them to move their vehicle immediately.

OUTDOOR LIGHTBULBS

Per the Responsibility Matrix:

* Porch and deck lights are a co-owner responsibility. To provide a uniform look for the community, please use a 40 watt CLEAR bulb. When you change the bulb or at regular intervals, please use glass cleaner to clean the glass and help the light shine!

* Light fixtures on the garages and sides of the ranch units are an association responsibility and are changed as needed by volunteers in the community. Thank you, Jim Campbell, for your help doing this the past few years and to new volunteers Kathleen Kalbfleisch and Pat Desatnick!

HOW CAN IMPORTANT INFORMATION REACH YOU?

Please be sure Metro Property Management has all of your contact information (email, mobile and work numbers, etc.) as well as an emergency contact in the event of an urgent situation where you cannot be reached. Please contact Metro at (248) 745-7100 or fill out at www.metrogroupmanagement.com.

Work orders may also be submitted online.

THE BYLAWS AND RULES & REGULATIONS for VILLAS of NORTHWYCK are now available online!

<http://www.northwyckvillas.com/byLaws.html>

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